



Planning Potential swiftly secured planning permission to facilitate a new Gymnasium gym, bringing a pair of vacant railway arches back into active commercial use.

Planning Potential were pleased to support Gymnasium Group with their latest London site, securing planning permission for external alterations and extended opening hours to facilitate the occupation of vacant railway arches in Kennington.

To support Gymnasium's occupation, Planning Potential secured planning permission to extend opening hours and allow early morning access, essential to Gymnasium Group's business model. We led the preparation and submission of a Section 73 application to vary a condition restricting operating hours, ensuring the proposals aligned with local and national policy. Drawing on a detailed Noise Report prepared by acoustic consultants, we presented a robust planning case that demonstrated there would be no unacceptable impact on residential amenity. Our proactive approach and clear justification secured a timely and positive outcome.

In parallel, Planning Potential submitted a full planning application for a series of external works, including the installation of a high-quality modern frontage. The design responded sensitively to the scale and character of the arches, in accordance with relevant design policies. The improvements were well received by Officers, who acknowledged that the works would enhance the appearance of the arches and contribute to the wider activation of the area.

Both applications were approved without delay, enabling Gymnasium Group to bring a long-vacant commercial unit back into active use with a high-quality fitness offer.

Summary of achievements:

- Due diligence appraisal on lawful use and identifying restrictive conditions

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- Preparation and submission of simultaneous planning applications
- Coordination of supporting technical evidence
- Demonstration of compliance with relevant planning policies